



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: # 14310-00000-00717

Date Received: 2 Oct. 2014

Commission/Civic: CLINTONVILLE

Existing Zoning: \_\_\_\_\_ Application Accepted by: HF

Fee: \$320-

Comments: \_\_\_\_\_

## TYPE(S) OF ACTION REQUESTED (Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3332.26 - TO REDUCE SIDE YARD FROM 5' TO 4'

3332.27 - TO REDUCE REAR YARD FROM 25% TO 22%

## LOCATION

1. Certified Address Number and Street Name 3382 RIVERSIDE DR.

City COLUMBUS

State OH

Zip 43202

Parcel Number (only one required) 010-036325-00

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name TEA E. WILKINSON

Address P.O. Box 14346

City/State COLUMBUS, OH Zip 43214

Phone # 614-292-1887

Fax # \_\_\_\_\_

Email TEA.WILKINSON1@GMAIL.COM

## PROPERTY OWNER(S):

Name TM WILKINSON PROPERTIES, LLC

Address P.O. Box 14346

City/State COLUMBUS OH Zip 43214

Phone # 614-292-1887

Fax # \_\_\_\_\_

Email TEA.WILKINSON1@GMAIL.COM

☐ Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☐ Agent

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State \_\_\_\_\_

Zip \_\_\_\_\_

Phone # \_\_\_\_\_

Fax # \_\_\_\_\_

Email: \_\_\_\_\_

## SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE TEA E. WILKINSON

PROPERTY OWNER SIGNATURE TEA E. WILKINSON

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

PLEASE NOTE: incomplete information will result in the rejection of this submittal.  
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Please make all checks payable to the Columbus City Treasurer



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00000-00717  
3382 RIVERSIDE DRIVE

## One Stop Shop Zoning Report Date: Wed Oct 29 2014

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

Address: 3376 RIVERSIDE DR C COLUMBUS, OH

Mailing Address: PO BOX 14346

COLUMBUS, OH 43214

Owner: TM WILKINSON PROPERTIES LI

Parcel Number: 010036325

### ZONING INFORMATION

Zoning: Z78-008, Residential, R2F

effective 5/24/1978, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Clintonville Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: IN

Airport Overlay Environs: N/A

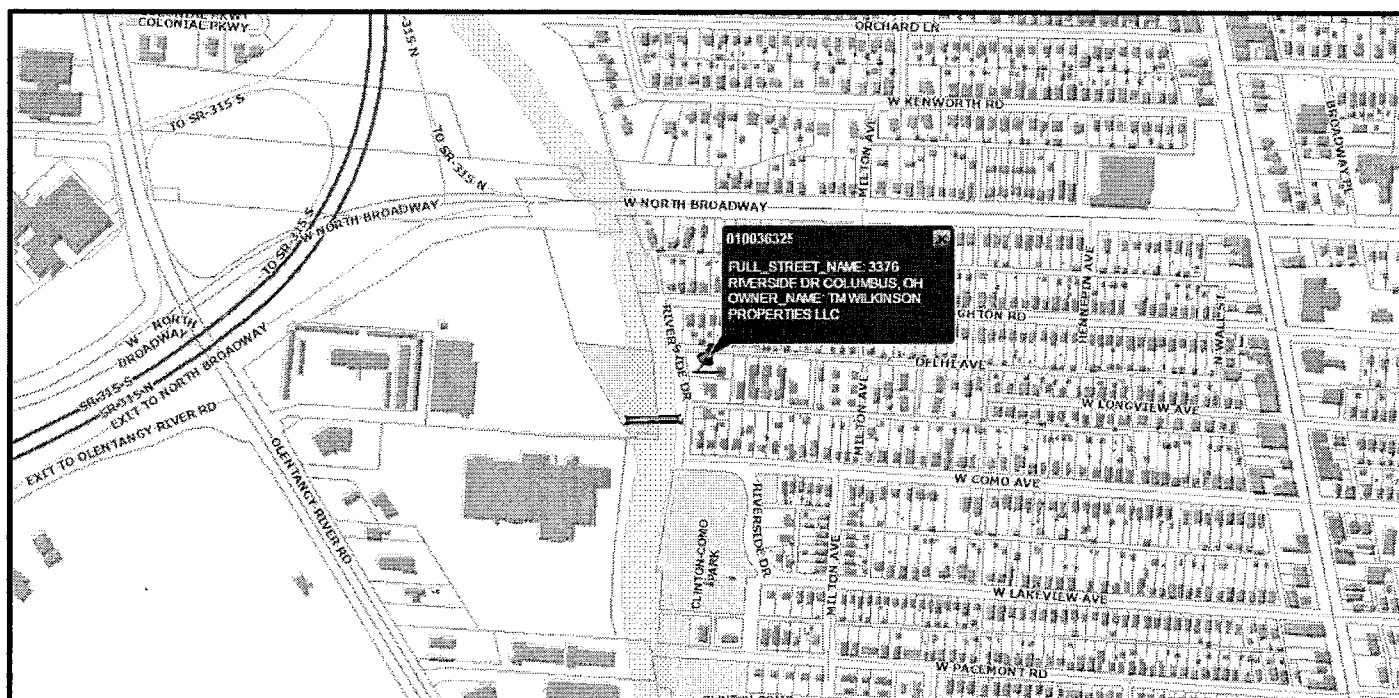
### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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## AFFIDAVIT

14310-00000-00717  
3382 RIVERSIDE DRIVE

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME TEO E. WILKINSON  
of (1) MAILING ADDRESS P.O. Box 14346 COLUMBUS, OH 43214  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the  
name(s) and mailing address(es) of all the owners of record of the property located at  
(2) per ADDRESS CARD FOR PROPERTY  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building  
and Zoning Services, on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) TM WILKINSON PROPERTIES, LLC  
P.O. Box 14346  
COLUMBUS, OHIO 43214

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

TEO E. WILKINSON  
614-297-1887

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Clintonville Area Commission  
DANA GAGWELL  
3982 N. HIGH ST. COLUMBUS, OH 43214

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

☐ (7) Check here if listing additional property owners on a separate page.

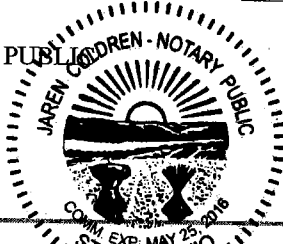
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1<sup>ST</sup> day of OCTOBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



(8)

J. C. Dren  
5-25-16

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### STATEMENT OF HARDSHIP

APPLICATION # \_\_\_\_\_

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#### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

THE ENCLOSURE / COVERING OF THE EXTERIOR STAIRWAYS  
WILL PROVIDE THE FOLLOWING: 1.) PROTECTION FROM THE ELEMENTS  
2.) SAFETY FOR OCCUPANTS TO ENTER THEIR PRIVATE BASEMENTS  
WITHOUT FEAR OF COMING UPON VAGRANTS ETC. 3.) SECURITY  
FROM POTENTIAL BREAK-INS AS THE NEW ENTRANCE WILL  
BE VISIBLE TO THE SURROUNDING COMMUNITY.

THE ABOVE POINTS ALLOW OCCUPANTS SAFE AND  
SECURE ACCESS TO THEIR BASEMENTS UNDER HARSH  
WEATHER CONDITIONS, AS WELL AS ELIMINATING  
POTENTIAL FEAR OF ENCOUNTERING A PERSON  
THAT MAY INTEND HARM,

Signature of Applicant

Jim E. Wilkerson

Date

Oct. 1, 2014

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# CLARENCE E M FRANKLIN COUNTY

14310-00000-00717  
3382 RIVERSIDE DRIVE

MAP ID: S

DATE: 8/15/14



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

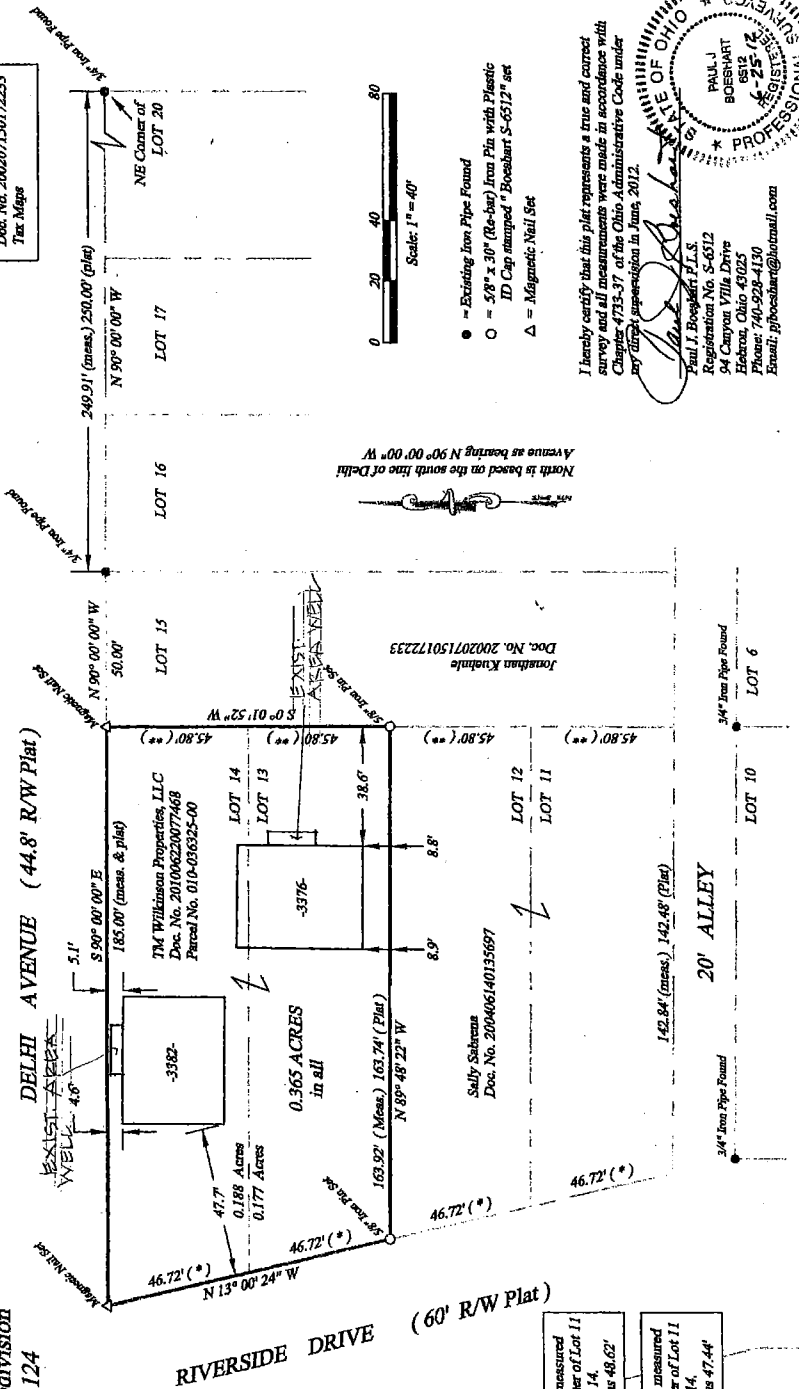
Real Estate / GIS Department

14310-00000-00717  
3382 RIVERSIDE DRIVE

PLAT of SURVEY of the TM Wilkinson Properties, LLC

State of Ohio  
Franklin County  
City of Columbus  
RAMSDELL'S Subdivision  
Plat Book 10 Page 124  
Lots 13 & 14

Pertinent Documents:  
Plat Book 10 Pg. 124  
Doc. No. 201006220077468  
Doc. No. 200406140135697  
Doc. No. 200207150172233  
Tax Maps



\* = 46.72' Pro-rated based on measured distance between SW corner of Lot 11 and the NW corner of Lot 14. Plat distance is recorded as 48.62'

\*\* = 45.80' Pro-rated based on measured distance between SE corner of Lot 11 and the NE corner of Lot 14. Plat distance is recorded as 47.44'

Dwg No. 12-3209  
Date: June 25, 2012

I hereby certify that this plat represents a true and correct survey and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code under my direct supervision in June, 2012.

Paul J. Boeshart, P.L.S.  
Registration No. S-6512  
94 Canyon Villa Drive  
Hebron, Ohio 43025  
Phone: 740-928-4130  
Email: pboeshart@hotmail.com

3376 & 3382 RIVERSIDE DRIVE  
OWNER - TM WILKINSON PROP. LLC

EAST FV.

$$1/x = 1 - 0$$

AT 100

3302       $\text{OCE} = \frac{1}{4} \text{E} - \text{O}$   
(3370, EAST WASH SIMILAR)      --

FOR A Z

3376 # 3382 RIVERSIDE DRIVE  
OWNER - TIM WILKINSON PROP W.O.



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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # **14310-00000-00717**  
**3382 RIVERSIDE DRIVE**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) TEA E. WILKINSON  
of (COMPLETE ADDRESS) A.O. Box 14346, Columbus, OH 43214  
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

MARY E. WILKINSON

A.O. Box 14346, Columbus, OH 43214

SIGNATURE OF AFFIANT

*Tea E. Wilkinson*

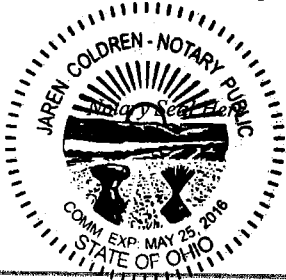
Subscribed to me in my presence and before me this 1<sup>st</sup> day of OCTOBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

*Jaren Coldren*

My Commission Expires:

5-25-16



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